003.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,900 / 925,900
					USE VALUE:	925,900 / 925,900
					ASSESSED:	925,900 / 925,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31	-33	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RONCHETTI ALICE A
Owner 2:	
Owner 3:	
Street 1:	33 MAGNOLIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Aluminum Exterior and 2635 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	487,900	6,000	432,000	925,900
Total Card	0.092	487,900	6,000	432,000	925,900
Total Parcel	0.092	487,900	6,000	432,000	925,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.35 | /Parcel: 351.35

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	3392
GIS Ref	
GIS Ref	
Insp Date	08/26/17

!338!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	487,900	6000	4,000.	432,000	925,900		Year end	12/23/2021
2021	104	FV	465,400	6000	4,000.	432,000	903,400		Year End Roll	12/10/2020
2020	104	FV	558,400	6000	4,000.	432,000	996,400	996,400	Year End Roll	12/18/2019
2019	104	FV	418,100	6000	4,000.	459,000	883,100	883,100	Year End Roll	1/3/2019
2018	104	FV	418,100	6000	4,000.	334,800	758,900	758,900	Year End Roll	12/20/2017
2017	104	FV	392,200	4400	4,000.	291,600	688,200	688,200	Year End Roll	1/3/2017
2016	104	FV	392,200	4400	4,000.	248,400	645,000	645,000	Year End	1/4/2016
2015	104	FV	349,700	4400	4,000.	243,000	597,100	597,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:22:13

LAST REV

Date	Time
11/29/21	15:51:30
mmcmakin	

USER DEFINED

Prior Id # 1:	3392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	896-2		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2011	596	Redo Kit	4,000					
9/18/2002	798	Porch	8,500	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	372	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	4 - Vinyl	15	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09718907
Const Adj.:	1.02989697
Adj $ / SQ:	203.399
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707162
Depreciation:	219220
Depreciated Total:	487942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 4		Baths: 2				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

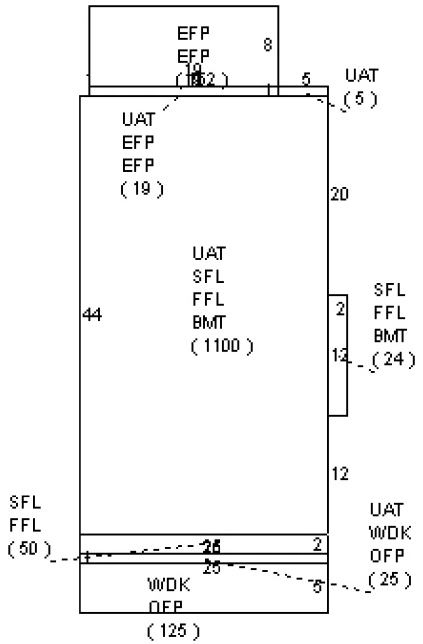
No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	203.40
Special Features:	0	Val/Su Net:	110.86
Final Total:	487900	Val/Su SzAd	207.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,174	203.400	238,790
SFL	Second Floor	1,174	203.400	238,790
BMT	Basement	1,124	61.020	68,586
EFP	Enclos Porch	342	36.240	12,393
UAT	Upper Attic	287	142.380	40,898
OFP	Open Porch	150	28.320	4,248
WDK	Deck	150	13.050	1,957
	Net Sketched Area:	4,401	Total:	605,662
Size Ad	2348	Gross Area	5263	FinArea 2635

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

003.0-0005-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	GD	1925	21.25	T	30	104			6,000			6,000

More: N	Total Yard Items:	6,000	Total Special Featues:		Total: 6,000

IMAGE

AssessPro Patriot Properties, Inc